

**CASE NUMBER 15SN0617**  
**APPLICANT: Watkins Land, L.L.C.**



**STAFF'S ANALYSIS  
AND  
RECOMMENDATION**

**Board of Supervisors (BOS)**

**Public Hearing Date:**

APRIL 29, 2015

**BOS Time Remaining:**

365 DAYS

**Applicant's Agent:**

WILLIAM J. PANTELE

(804-726-5000)

ADENA PATTERSON

(804-775-7764)

**Applicant's Contact:**

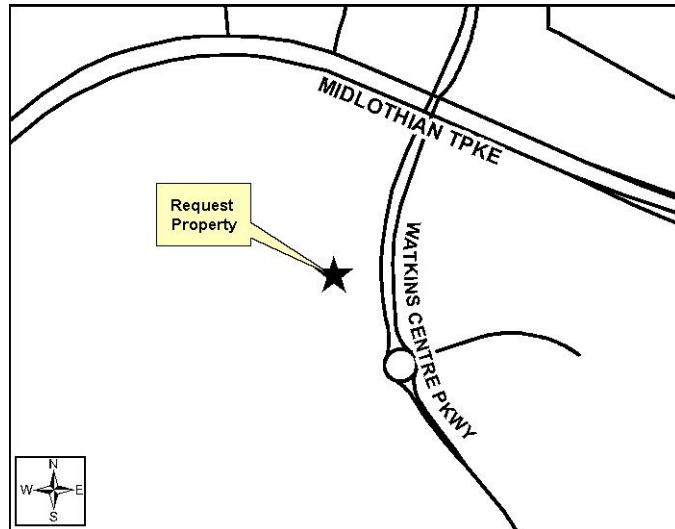
JOHN C. WATKINS

(804-379-2063)

**Planning Department Case Manager:**

RYAN RAMSEY (804-768-7592)

**CHESTERFIELD COUNTY, VIRGINIA**  
Magisterial District: **MIDLOTHIAN**



**APPLICANT'S REQUEST**

Amendment of conditional use planned development (Case 06SN0191) to permit a group care facility and modify transportation improvements in a General Industrial (I-2) District.

A sixty (60) bed group care facility is planned.

(NOTES: A. Conditions may be imposed or the property owner may proffer conditions.

B. Proffered conditions and Textual Statement are located in Attachments 1 and 2.)

**RECOMMENDATION**

PLANNING  
COMMISSION  
(3/17/15)

RECOMMEND APPROVAL

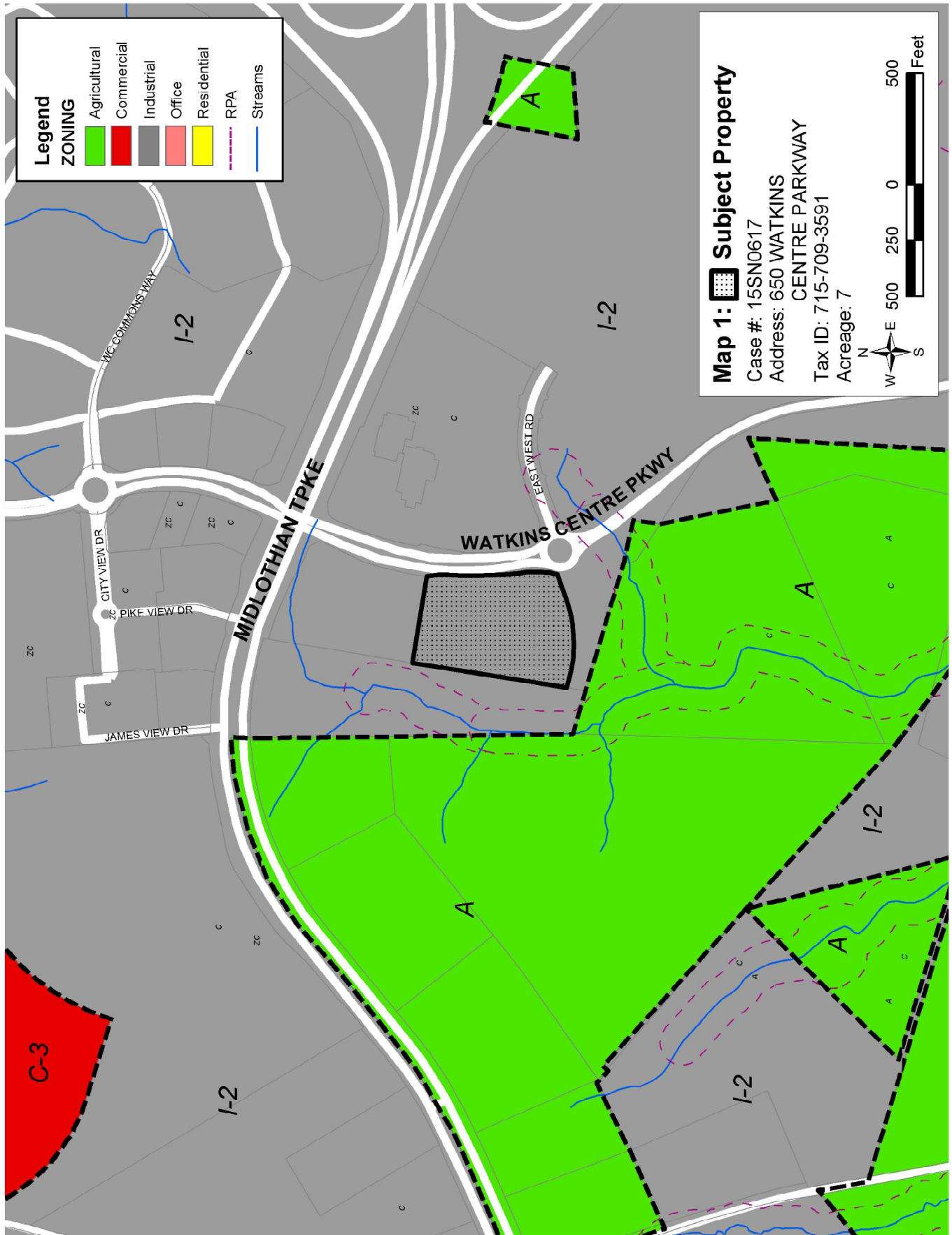
- Conditions will address development impacts

STAFF

RECOMMEND APPROVAL

- While the Comprehensive Plan suggests the property is appropriate for corporate office, research and development, and light industrial uses, as located, the proposed group care facility would be compatible and complimentary with area office and medical service developments.
- Conditions address development impacts.

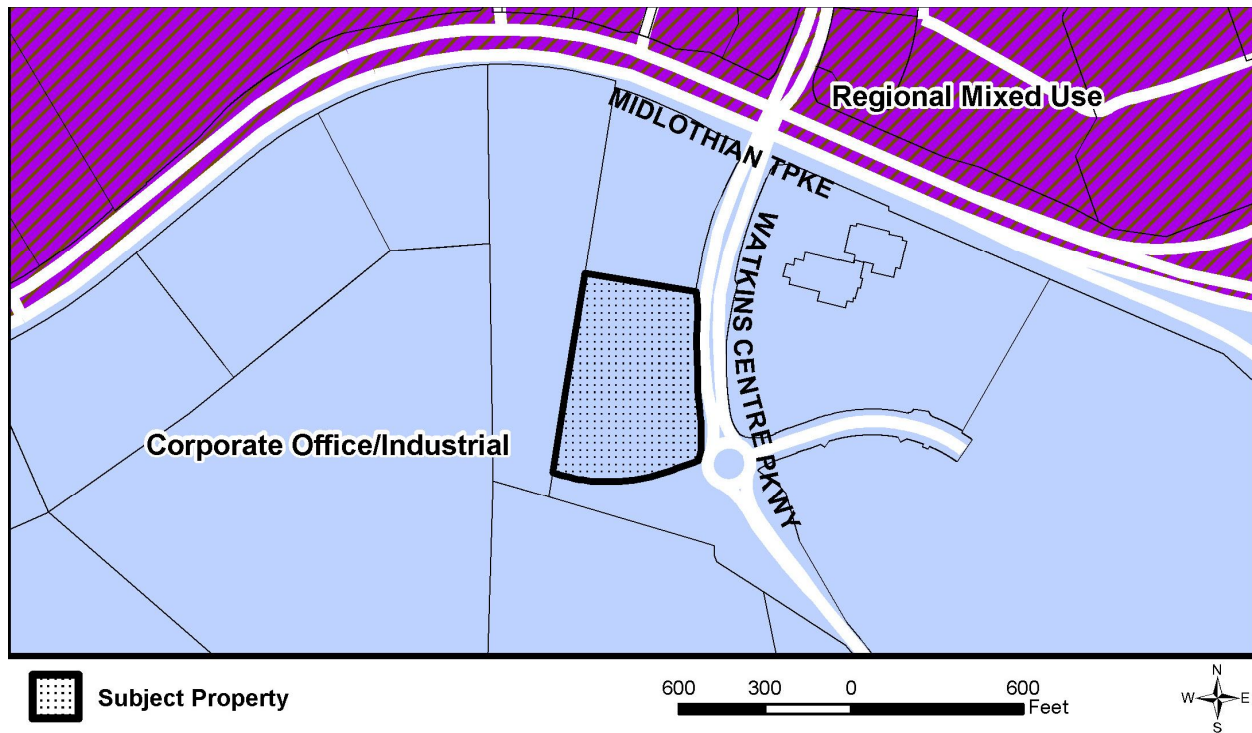
SUMMARY OF IDENTIFIED ISSUES	
Department	Issue
PLANNING	-
FIRE	-
CDOT	-
VDOT	-
UTILITIES	-
ENVIRONMENTAL ENGINEERING	-



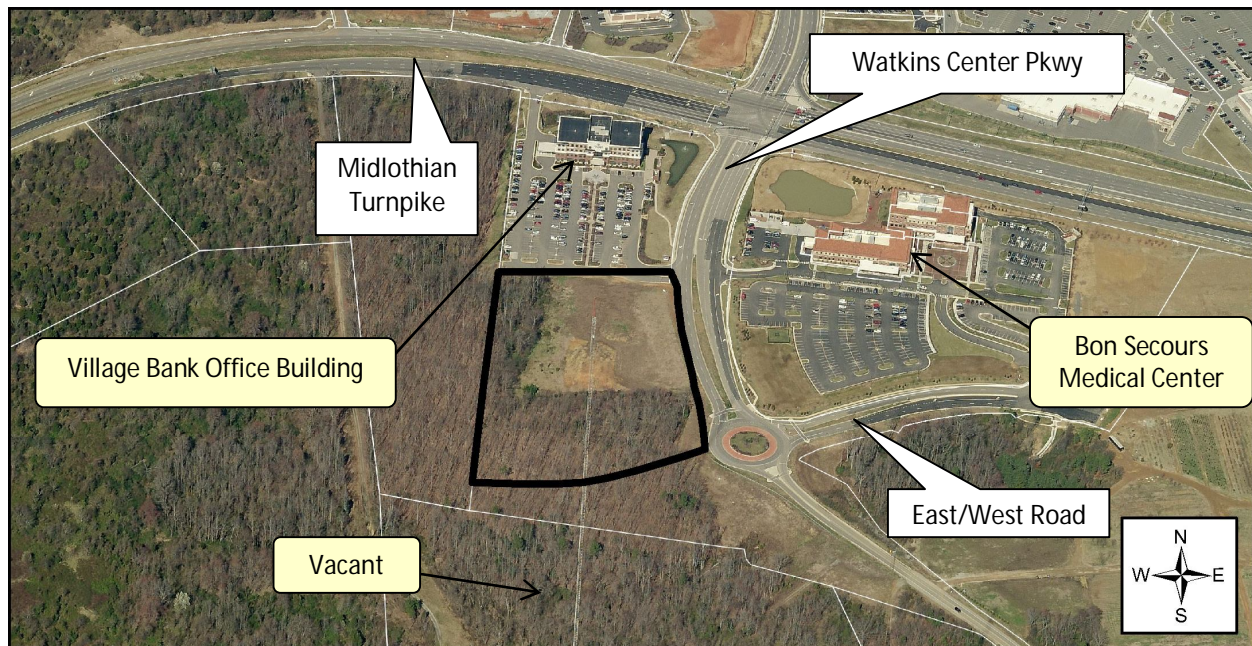
## Map 2: Comprehensive Plan

Classification: **CORPORATE OFFICE / RESEARCH & DEVELOPMENT / LIGHT INDUSTRIAL**

The designation suggests the property is appropriate for corporate office, research, laboratories, and light manufacturing and assembly uses that are generally dependent upon raw materials first processed elsewhere. Typical uses could include corporate headquarter offices and various types of laboratories; warehousing; and optical goods, cosmetic, jewelry, musical instruments and artist materials manufacturing.



## Map 3: Surrounding Land Uses & Development





## PLANNING

Staff Contact: Ryan Ramsey (804-768-7592) ramseyrp@chesterfield.gov

### ZONING HISTORY

Case Number	BOS Action	Request
06SN0191	Approved (02/22/2006)	Rezoning from A and O-2 to I-2 of 786.4 acres with Conditional Use Planned Development to permit exceptions to ordinance requirements <i>Attachment 3</i>

### PROPOSAL

An amendment of Conditional Use Planned Development (06SN0191) is requested to permit a group care facility in a General Industrial (I-2) District. The applicant indicates that the facility will function as an assisted living facility.

The request property is located within a portion of Tract E of the "Zoning Plan" for Case 06SN0191. Tract E permits Light Industrial (I-1) uses with limited General Industrial (I-2) uses as well as a bank or medical clinic. Group care facilities are first permitted in the Neighborhood Office (O-1) District.

Area properties to the north and east have developed into corporate office (Village Bank building) and medical service/office (Bon Secours medical facility) uses. The proposed group care facility, as conditioned, would be limited to a portion of the request property (Parcel A, Attachment 5) and designed to be compatible and complimentary with neighboring developments.

The remainder of the request property (Parcel B, Attachment 5) would be developed separately from the group care facility. To ensure that Parcel B would be buildable for a permitted use, a conceptual design plan was prepared by the applicant. The conceptual design plan supported the East/West Roadway being classified as a special access street. Therefore, the applicant proffered a setback of twenty-five (25) feet for buildings, drives and parking areas to conform to the development standards approved for the neighboring Bon Secours medical facility. (Proffered Condition 3)

The following provides an overview of the proffered conditions offered by the applicant to mitigate the impact of the use on area properties:

General Overview	
Requirements	Details
Uses	Permit a group care facility as a permitted use in a portion of Tract E. <i>Textual Statement, Item I.E and Attachment 5</i>
Density	Maximum of sixty (60) beds. <i>Textual Statement, Item I.E</i>
Master Plan	Update the previous master plan to include the amendments in the Textual Statement, dated March 6, 2015. <i>Proffered Condition 1</i>
Architecture Treatment	Building exterior for the group care facility will be in general conformance with elevations. Exterior walls of stone, stone veneer, brick, cementitious siding, or a combination. <i>Proffered Condition 2 and Attachment 4</i>
Setbacks Along East/West Special Access Street	Permit a twenty-five (25) foot setback for along the East/West Special Access Street, including Perimeter Landscaping C with enhanced sizing requirements for specified plantings. <i>Proffered Condition 3</i>

## PUBLIC FACILITIES

### FIRE SERVICE

Staff Contact: Greg Smith (804-706-2012) smithgd@chesterfield.gov

### Nearby Fire and Emergency Medical Service (EMS) Facilities

Fire Station	The Midlothian Fire Station, Company Number 5
EMS Facility	The Forest View Volunteer Rescue Squad

When the property is developed, the number of hydrants, quantity of water needed for fire protection, and access requirements will be evaluated during the plans review process.

Based on sixty (60) beds, this facility is expected generate approximately forty-four (44) calls for service per year.

### COUNTY DEPARTMENT OF TRANSPORTATION

Staff Contact: Jim Banks (804-748-1037) banksj@chesterfield.gov

The Comprehensive Plan, which includes the Thoroughfare Plan, identifies county-wide transportation needs that are expected to mitigate traffic impacts of future growth. The anticipated traffic impact of the proposal has been evaluated and recommendations are detailed in the chart below:

Recommendation	Applicant's Proposal
Case 06SN0191 - East/West Major Arterial <ul style="list-style-type: none"><li>Change the classification from a Major Arterial to a Local Street/Special Access Street.</li><li>Reduce the requirement to construct four lanes to two lanes.</li></ul>	Offered as Recommended <i>Textual Statement VI. C.1 (I)</i>

Note: Based on the severe topography in this immediate area and the relatively low traffic volume forecast for the East/West Road, these requested modifications are acceptable.

## VIRGINIA DEPARTMENT OF TRANSPORTATION

Staff Contact: Brian Lokker (804-674-2384) [brian.lokker@vdot.virginia.gov](mailto:brian.lokker@vdot.virginia.gov)

### VDOT Land Use Regulations

Traffic Impact Analysis (24VAC30-155)	-
Access Management (24VAC30-73)	-
Subdivision Street Acceptance (24VAC30-91/92)	-
Land Use Permit (24VAC30-151)	-
Summary	<p>VDOT has no objection to the textual statement revision noting construction of the east-west special access street to VDOT Urban Local Street Standards at 30 MPH.</p> <p>Understood is that the east-west roadway is identified on Chesterfield County's thoroughfare plan as a Major Arterial. As the road extends west beyond the limits of the subject case, continuity in the design standard of the road consistent with the subject case is desired. VDOT will continue to work with CDOT on determining the appropriate design standard for future roadway construction.</p>

## WATER AND WASTEWATER SYSTEMS

Staff Contact: Jamie Bland (804-751-4439) [blandj@chesterfield.gov](mailto:blandj@chesterfield.gov)

The proposal's impacts on the County's utility system are detailed in the chart below:

Water and Wastewater Systems			
	Currently Serviced?	Size of Existing Line	Connection Required by County Code?
Water	No	16"	Yes
Wastewater	No	8"	Yes

### Additional Information:

Water line and wastewater line are available on site.



**ENVIRONMENTAL**

Drainage, Erosion and Water Quality

Staff Contact: Doug Pritchard (804-748-1028) [pritchardd@chesterfield.gov](mailto:pritchardd@chesterfield.gov)

Environmental Engineering has not comment on this request.

CASE HISTORY	
Applicant Submittals	
12/10/2014	Application submitted
1/20/2015	Application revised for updated parcel number
2/2/2015	Revised proffers and textual statement were submitted
3/9/2015	Revised proffers and textual statement were submitted
Planning Commission Meeting	
3/17/15	<p><b>Citizen Comments</b> No citizens spoke to this case.</p> <p><b>Commission Discussion</b> The Commission noted their support for this case:</p> <ul style="list-style-type: none"> <li>• Proffered conditions will address development impacts on area properties</li> </ul> <p><b>Recommendation – APPROVAL AND ACCEPTANCE OF THE CONDITIONS IN ATTACHMENT 1</b></p> <p><b>Motion:</b> Waller; <b>Seconded:</b> Brown <b>AYES:</b> Gulley, Waller, Brown, Patton and Wallin</p>
The Board of Supervisors on Wednesday, April 29, 2015, beginning at 6:30 p.m., will consider this request.	

<b>PROFFERED CONDITIONS</b>
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Note:

"STAFF/CPC" – Recommended by both staff and Planning Commission

- (STAFF/CPC) 1. Master Plan. The textual statement dated February 17, 2006, as amended per the Textual Statement dated March 6, 2015, shall be considered the Master Plan for the subject property. (P)
- (STAFF/CPC) 2. Architectural Treatment. Any building constructed on Parcel A, as shown on Attachment 5, shall be in general conformance with the elevations attached hereto entitled "MCCA Watkins Centre" dated February 24, 2015, relative to architectural style, materials, colors, details and other design features. Exposed exterior walls (above finished grade and exclusive of trim) shall consist of stone, stone veneer, brick, cementitious siding, or a combination of the foregoing. The exact building treatment shall be approved at the time of site plan approval. (P)

An exception to the setback is requested in Tract E of the Textual Statement in Case No. 06SN0191 as it pertains to the property which is the subject of this request (i.e., approximately seven (7) acres at the northwest intersection of Watkins Centre Parkway and East/West Road). In the event the property subject to this rezoning application is developed using the original setbacks established in Zoning Case No. 06SN0191, the proffered conditions contained herein shall not apply to the development:

- (STAFF/CPC) 3. Setbacks Along East/West Special Access Street. All buildings, drives and parking areas shall have a minimum twenty-five (25) foot setback from the ultimate right-of-way of the proposed East/West Special Access Street. Within these setbacks, landscaping shall be installed in accordance with "perimeter landscaping C" with the exception of using larger caliper material (i.e. three and one-half (3.5) inch minimum on large trees, eight (8) feet high for evergreens, and three (3) inch caliper for small trees). (P)

**TEXTUAL STATEMENT**

Last Revised March 6, 2015

The Textual Statement, last revised February 17, 2006 and approved with Case 06SN0191, shall be amended per the Textual Statement dated March 6, 2015. All other conditions of the Textual Statement, last revised February 17, 2006 shall remain in force and effect.

The Applicant hereby amends Item I (Uses) Section E of the Textual Statement for Case 06SN0191 as follows:

I. Uses

E. Uses within Tract E

In addition to uses permitted within Tract E, a group care facility, located on Parcel A as shown on Attachment 5, shall be permitted. Such facility shall be limited to sixty (60) beds.

The Applicant hereby amends Item VI (Transportation) Section C.1(I) of the Textual Statement for Case 06SN0191 to read as follows:

VI. Transportation

C. Road Improvements/Dedications for the Initial Development Parcels

1. Improvements and Dedications

- (I) Dedicating a ninety (90) foot wide right of way and constructing a two lane facility, to VDOT Urban Local Street Standards (30 MPH) with modifications approved by the Transportation Department, for the proposed east/west special access street, located on the south side of Route 60, from Watkins Center Parkway to the western boundary of the Initial Development Parcels.

## CASE 06SN0191

~~January 20, 2006~~ February 17, 2006**Textual Statement**

All properties subject to this rezoning ("the Property") shall be zoned General Industrial (I-2) with Conditional Use Planned Development to permit use and bulk exceptions as specified herein. The Property is shown in the Zoning Plan dated January 12, 2006, which also delineates the general location of various tracts referred to in this Textual Statement. The boundary between Tracts B and C shall be located at the approved alignment of Watkins Center Parkway. In addition, certain requirements of this Textual Statement are applicable to a group of parcels referred to herein as the "Initial Development Parcels", which are shown on the Initial Development Parcel plat dated January 12, 2006.

**I. Uses****A. Uses Within Tract A**

Within Tract A, uses shall be limited to those uses permitted by right or with restrictions in the Light Industrial (I-1) District plus the following:

- 1) Electric transforming stations;
- 2) Electrical transmission and distribution equipment, electrical industrial apparatus and other electrical machinery, equipment and supplies manufacturing;
- 3) Furniture and fixtures manufacturing;
- 4) Greenhouses, hot houses and plant nurseries;
- 5) Ice manufacturing;
- 6) Macaroni, spaghetti, vermicelli, rigatoni and noodles manufacturing;
- 7) Mass transportation;
- 8) Other fabricated metal products manufacturing not otherwise listed in the Zoning Ordinance;
- 9) Other food preparations manufacturing not otherwise listed in the Zoning Ordinance;
- 10) Signs and advertising displays—manufacturing; and
- 11) Satellite dishes for communication purposes.

**B. Uses Within Tract B**

Within Tract B, uses shall be limited to those permitted by right or with restrictions in the Regional Business (C-4) District, except that the following permitted or restricted uses shall not be allowed:

- 1) Greenhouses or nurseries;
- 2) Home centers;
- 3) Indoor flea markets;
- 4) Secondhand and consignment stores;
- 5) Taxidermies;
- 6) Material reclamation receiving centers;
- 7) Motor vehicle sales and rental;
- 8) Warehouses; and
- 9) Residential multifamily and townhouses.



**C. Uses Within Tract C**

Within Tract C, uses shall be limited to those permitted by right or with restrictions in the Neighborhood Business (C-2) District except that uses on a minimum of ten (10) acres located generally on the western portion of Tract C shall be limited to those uses permitted by right or with restrictions in the Corporate Office (O-2) District plus a hotel.

**D. Uses Within Tract D**

Within Tract D, uses shall be limited to those uses permitted by right or with restrictions in the Neighborhood Business (C-2) District. Tract D shall be limited to:

- 1) Tax ID 712-710-2733 ("Tract D-1"); and
- 2) That portion of Tax ID 710-708-9532 located within 1,000 feet of the west line of Dry Bridge Road ("Tract D-2).

**E. Uses Within Tract E**

Within Tract E, uses shall be limited to those uses permitted within Tract A plus (1) a medical clinic, or (2) a bank or savings and loan association provided that such use is located within a building occupied by another permitted use and that such use does not exceed thirty (30) percent of the gross floor area of such building.

**F. Uses Within Tract F**

Within Tract F, uses shall be limited to those uses permitted by right and with restrictions in the Light Industrial (I-1) District plus a medical clinic. No outside storage shall be permitted within Tract F.

**II. Development Requirements**

**A. Development Requirements Applicable to All Tracts**

Except as otherwise specified herein, development on the Property shall comply with the Light Industrial (I-1) District standards of the Zoning Ordinance, as modified by the Employment Center District standards of the Zoning Ordinance.

**B. Development Requirements Within Tract B**

- 1) **Requirements for All Development Within Tract B. All development within Tract B shall meet the following requirements:**

- ~~(e) Dedicating a minimum of a ninety (90) foot wide right of way for Watkins Center Parkway from Route 60 southward to the southern boundary of the Initial Development Parcels;~~
  - ~~(f) Dedicating a ninety (90) foot wide right of way and constructing a four lane divided facility, to VDOT Urban Minor Arterial Standards (50MPH) with modifications approved by the Transportation Department, as determined necessary by the Transportation Department, for the proposed east/west major arterial, located on the north side of Route 60, from Watkins Center Parkway to Huguenot Springs Road;~~
  - ~~(g) Constructing adequate left and right turn lanes, constructing roundabouts, and providing traffic signals at each approved access, as required by the Transportation Department, along Route 60, Watkins Center Parkway and all other roads within the Initial Development Parcels; and~~
  - ~~(h) Dedicating any additional right of way or easements necessary for the required road improvements.~~
  - ~~(i) Closing existing crossovers and constructing new crossovers, if approved by VDOT and the Transportation Department, with turn lanes in both the eastbound and westbound directions along Route 60 from the Watkins Center Parkway intersection to the western boundary of the Initial Development Parcels, as shown on the Route 60 Crossover Plan, dated January 18, 2006;~~
  - ~~(j) Widening Watkins Center Parkway to a four lane divided facility from Route 60 to the southern boundary of the Initial Development Parcels;~~
  - ~~(k) Dedicating a ninety (90) foot wide right of way and constructing a four lane divided facility, to VDOT Urban Minor Arterial Standards (50MPH) with modifications approved by the Transportation Department, for the proposed east/west major arterial, located on the south side of Route 60, from Watkins Center Parkway to the centerline of Route 288;~~
  - (l) Dedicating a ninety (90) foot wide right of way and constructing a four lane divided facility, to VDOT Urban Minor Arterial Standards (50MPH) with modifications approved by the Transportation Department, for the proposed east/west major arterial, located on the south side of Route 60, from Watkins Center Parkway to the western boundary of the Initial Development Parcels.**
- ~~2) **Phasing Plan.** Prior to site plan approval for any development within the Initial Development Parcels, a phasing plan for the improvements/dedications described above shall be submitted to and approved by the Transportation Department.~~
- ~~(a) **Phasing Plan for Tract B.**~~



# ARCHITECTURAL ELEVATIONS

**ADCI**  
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230 HORIZON DRIVE • SUITE 102  
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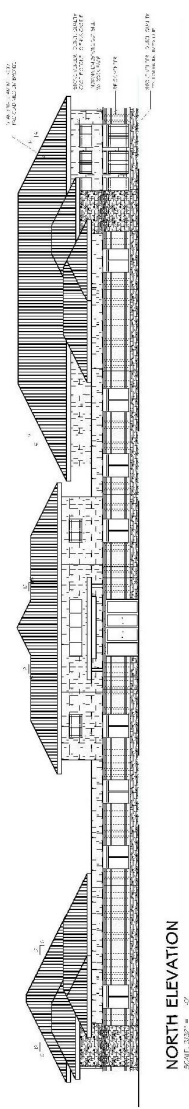
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**MEMORY CARE CENTERS OF AMERICA**  
**MCGA WATKINS CENTRE**  
BUILDING ELEVATIONS

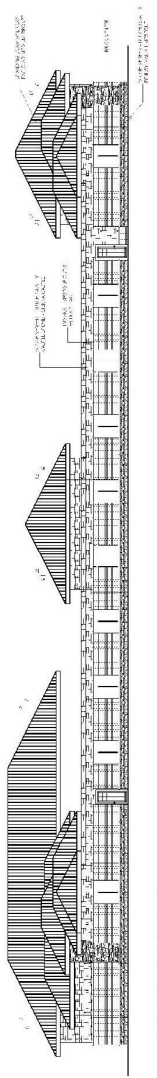
**PRELIMINARY PLANS NOT FOR CONSTRUCTION**

**A7.0**  
SHEET ELEVATION

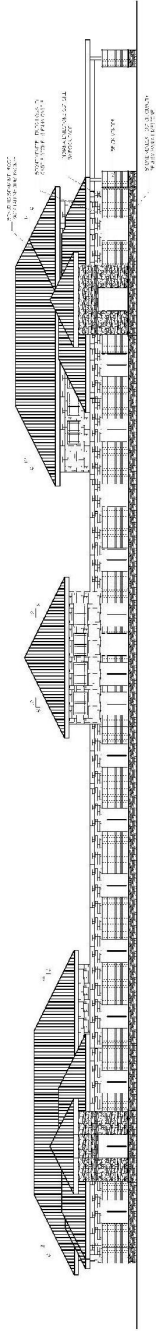
DATE: 01/15/2015  
DRAWN BY: J. S. JONES  
CHECKED BY: J. S. JONES  
APPROVED BY: J. S. JONES



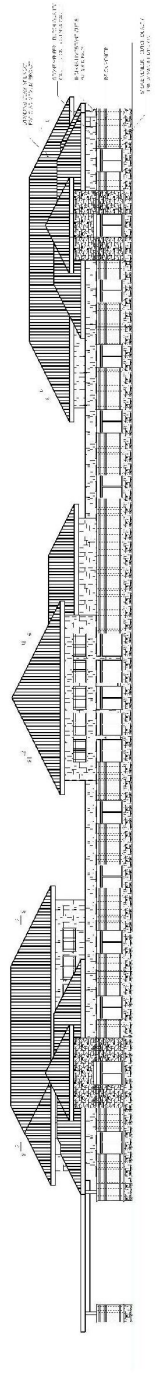
NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



EAST ELEVATION  
SCALE: 1/8" = 1'-0"



WEST ELEVATION  
SCALE: 1/8" = 1'-0"

ARCHITECTURAL ELEVATIONS



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MCCA WATKINS CENTRE

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FEBRUARY 24, 2015

## PARCEL MAP

